

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL F-3
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, the Authority has a policy of giving preference in the purchase of project land to businesses which have or will be displaced by urban renewal activity;

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Herman Goldberg and Sam Goldberg, Norman S. Weinberg, Albert J. Rosen, and Samuel Z. Rosen are hereby conditionally designated as Redeveloper of Disposition Parcel F-3, subject to submission within 60 days of the following documents satisfactory to the Authority:

- a. Preliminary site plan, indicating the relationship between buildings, parking areas, and other open space.
- b. Proposed construction schedule.
- c. Penalty bond in the total penal sum of Twenty Five Thousand (\$25,000) Dollars, or such other form of security in a like amount which may be approved by the Authority to insure adherence to the construction schedule.

- d. Concurrence in the proposed disposal transaction by the HHFA.
 - e. Publication of all public disclosures and issuance of all approvals required by Chapter 121 of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
2. That disposal of said Parcel F-3 by negotiation is the appropriate method of making the land available for development.
 3. That it is hereby determined that Herman Goldberg, Sam Goldberg, Norman S. Weinberg, Albert J. Rosen, and Samuel Z. Rosen possess the qualifications and financial resources necessary to acquire and develop said parcel in accordance with the Urban Renewal Plan for the Project Area.
 4. That the Development Administrator is hereby authorized to execute a Land Disposition Agreement substantially in accordance with those previously utilized to dispose of land for commercial purposes with Herman and Sam Goldberg, Norman S. Weinberg, Albert J. Rosen and Samuel Z. Rosen, or a realty trust which may be formed by them.
 5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

WEINBERG AND ROSEN

ATTORNEYS AT LAW

NORMAN S. WEINBERG
ALBERT J. ROSEN

20 BEACON STREET
BOSTON 8, MASSACHUSETTS

CAPITOL 7-8220

July 16, 1965

James Dolan, Atty.
Boston Redevelopment Authority
City Hall
Boston, Massachusetts

Dear Mr. Dolan:

The following information is submitted to furnish the authority with background material as to the developers, for the Washington Park Project known as F-3 (Neighborhood Shopping Center.)

The individuals involved are Norman S. Weinberg of 33 Wade Street, Brighton, Albert J. Rosen of 10 Maynard Street, West Newton, Samuel Z. Rosen of 70 Park Street, Brookline and members of the Goldberg Family that now occupy a market at 2776 Washington Street, Roxbury.

A Real Estate Trust will be formed by the above named individuals to erect and develop the shopping center.

Samuel Z. Rosen will handle the construction of the building. He has built apartments in the Greater Boston area since 1926 and the following properties are some of the buildings he has erected:

1. 372 Chestnut Hill Avenue, Brighton consisting of 100 apartments and eight stores
2. 75, 89, 93 Strathmore Road, Brighton seventy-five apartments
3. 89, -95 Longwood Avenue, Brookline 24 apartments
4. 45, -57 Harvard Avenue, Brookline 40 apartments
5. 65, -73 Park Street, Brookline 24 apartments
6. 70, -80 Park Street, Brookline consisting of 70 apartments and an underground garage. This building is one of the outstanding apartment houses in the Greater Boston area
7. A Robert Hall Clothing Store in Brockton, Massachusetts
8. A Metropolitan Life Insurance Office Building on Route 9 in Framingham

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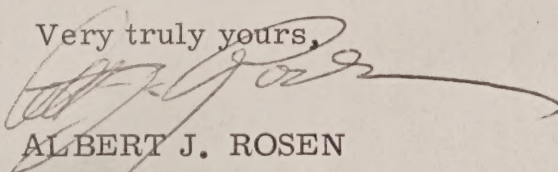
His bank references are Mr. Norman MacIntosh, head of the mortgage department of the Provident Institution for Savings and Mr. Frederick Thompson, President of the Eliot Savings Bank, who has indicated that the Eliot Savings Bank will provide the financing for the Washington Park Project and the balance of monies required above bank financing will be provided by the individual participants.

Albert J. Rosen and Norman S. Weinberg have been practicing law for seventeen years and have been in partnership since 1950. Their bank references are Reuben Epstein, President of City Bank & Trust Co. and Alfred Johnson, Vice-President of the New England Merchants National Bank.

Herman and Samuel Goldberg also bank at the City Bank & Trust Co.

If you require any further information, please notify me. I will supply the same.

Very truly yours,



ALBERT J. ROSEN

AJR:W

MEMORANDUM

July 22, 1965

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Designation of Developer for Parcel F-3
Washington Park Urban Renewal Area

Disposition Site F-3 consists of approximately 114,600 square feet of land at the intersection of Washington Street and what will be the new Washington Park boulevard. It is proposed for commercial reuse.

The Goldberg Realty Trust formerly owned the land and buildings at 2776 Washington Street on which Herman and Sam Goldberg operate a market. The property has been acquired by the Authority and the Goldbergs face displacement from their present location.

As a result of extensive negotiations, a proposal has been received from Herman Goldberg and Sam Goldberg, Norman S. Weinberg, Albert J. Rosen, and Samuel Z. Rosen, requesting an opportunity to purchase the land and develop it with a shopping center.

A real estate trust would be formed by the above-named individuals to erect and develop the facility.

Albert J. Rosen of 10 Maynard Street, West Newton, and Norman S. Weinberg of 33 Wade Street, Brighton, are practising attorneys, and have been in partnership since 1950. Samuel Z. Rosen of 70 Park Street, Brookline, has been building residential apartment and commercial buildings in the greater Boston area since 1926. Herman and Sam Goldberg are the operators of the market on Washington Street who face displacement.

The applicants have indicated that the Eliot Savings Bank will provide mortgage financing for the project, and the individual participants will contribute the balance of the necessary equity.

Associated Architect and Engineer would be the architects. The applicants have submitted a small model and site plan which is acceptable to our design review staff, and we recommend its tentative approval.

It is recommended that the Authority tentatively designate this group as the developer of Disposition Parcel F-3, subject to submission of evidence of financial capability to develop the site in accordance with their proposal and the Urban Renewal Plan. An appropriate Resolution is attached.

Attachment